

B4U Close Inspections Report



**105 Your New Home Boulevard
Lexington KY 40508**



Erby Crofutt, Inspector
KY Lic#: HI-2041

Prepared For
Amanda B. Reckundwith

**B4U Close Home Inspections
& Radon Testing**
104 Lawson Drive, Suite 103-40
Georgetown, KY 40324
502-570-4054
www.b4uclose.com



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INVOICE

B4U Close Home Inspections & Radon Testing
 104 Lawson Drive, Suite 103-400
 Georgetown, KY 40324
 502-570-4054 www.b4uclose.com
 Inspected By: Erby Crofutt

Inspection Date: 9/27/2006
Report ID: Sample Report

Customer Info:	Inspection Property:
Amanda B. Reckundwith 123 Your Street Lexington KY 40536 859-123-4567 Customer's Real Estate Professional: Gale Fulton RE/MAX Creative Realty East	105 Your New Home Boulevard Lexington KY 40508

Inspection Fee:

Service	Price	Amount	Sub-Total
General Home Inspection	1.00	1	1.00
Radon Measurement w/ Radalink Telemonitor	1.00	1	1.00

Tax \$0.00
Total Price \$2.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note:



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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

[Pre-Inspection Agreement](#)

[B4U Close Report Support](#)

[Sample B4U Close Radon Report](#)

[Referral Rewards Gift Certificate](#)

Date: 9/27/2006	Time: 02:00 PM	Report ID: Sample Report
Property: 105 Your New Home Boulevard Lexington KY 40508	Customer: Amanda B. Reckundwith	Real Estate Professional: Gale Fulton RE/MAX Creative Realty East

Introduction & General Comments

FOR SAMPLE REPORT ONLY: The Introduction and General Comments (currently about eight pages long) constitute valuable advice and guidance that I have compiled and written regarding your home, purchase and its maintenance. As at least two other home inspectors have stolen my writings and now proclaim and sell it as their own, I no longer have it available in this sample report. Other proprietary writings have also been removed from this sample report. I have left the topic headings in place. The complete Introduction and General Comments section, along with the other proprietary writings are provided to all home inspection clients in their complete report.

=====

Make sure you read all information contained in this report as items may be in the report that were not discussed during the inspection.

The highest compliment my clients can give me is the referral of my Home Inspection and Radon Measurement Services to their Friends, Family & Business Associates! Be sure to review the [Referral Rewards Gift Certificate](#) attachment.

I appreciate all referrals and reference comments about my inspection services. If you know of anyone buying a home, I would appreciate you giving them my name.

This inspection was performed in accordance with and under the terms of an Inspection agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement is attached to this report for your information. It is also available on the B4U Close Home Inspections Web Site at www.b4uclose.com

COMMENT KEY & DEFINITIONS:

The following definitions of comment descriptions apply to this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a seeking a second opinion or a more in depth review by a qualified contractor in the appropriate field. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property. All directions are given as if the house is being viewed from the front looking at the front.

NOTE: All definitions listed below refer to the property or item listed in this report as inspected at the time of inspection.

Acceptable (A) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected/Present (NIP) = I did not inspect this item, component or unit and make no representations of whether or not it was functioning as intended and will state a reason for not inspecting, or this item, component or unit is not in this home or building.

Maintenance (Mnt) = Item noted is usually considered a routine maintenance item that must be accomplished occasionally to ensure proper performance of the item.

Marginal (M) = Item is not fully functional and requires repair or servicing by a qualified contractor in the appropriate field.

Defective (D) = Item needs immediate repair or replacement by a qualified contractor in the appropriate field. It is unable to perform its intended function or is an immediate safety hazard.

REPAIRS:

While you may

If you have any questions, please call me.

PRE-CLOSING WALK THROUGH

During the time period between our inspection and closing

If you have any questions, please call me.

COST ESTIMATES:

Cost estimates are

If you have any questions, please call me.

BUILDING CODES:

Remember that the building code is

If you have any questions, please call me.

PROPERTY HISTORY:

I recommend that you

If you have any questions, please call me.

BUILDING PERMITS

Many people don't understand that the permitting process typically is

If you have any questions, please call me.

DIFFERING OPINIONS:

Don't be surprised when a contractor or real estate agent says something is

If you have any questions, please call me.

RADON TESTING

Radon testing is --or thru my website at www.b4uclose.com .

If you have any questions, please call me.

TAKING CARE OF YOUR HOME:

The easiest way to take care of your house is to keep

If you have any questions, please call me.

Style of Home:
One Story

Age Of Home:
7 Years

Home Faces:
Southwest

Client Is Present:
Yes

Radon Test:
Yes

Water Test:
No

Weather:
Sunny

Temperature:
Over 65

Rain in last 3 days:
Yes

1. Roofing

ROOF: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Secondary readers may not and should not rely on the information contained in this report. This report is an opinion of the general quality and condition of the roof. The inspector cannot, and does not, offer a warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. This report is issued in consideration of the foregoing. Remaining roof life statements are estimates only. There is no guarantee your roof will last the estimated life. B4U Close Home Inspections recommends that



Styles & Materials

Roof Covering:
3-Tab fiberglass
Composition Shingles

Viewed roof covering from:
I walked the roof

Sky Light(s):
Not Present

Chimney (exterior):
Not Present

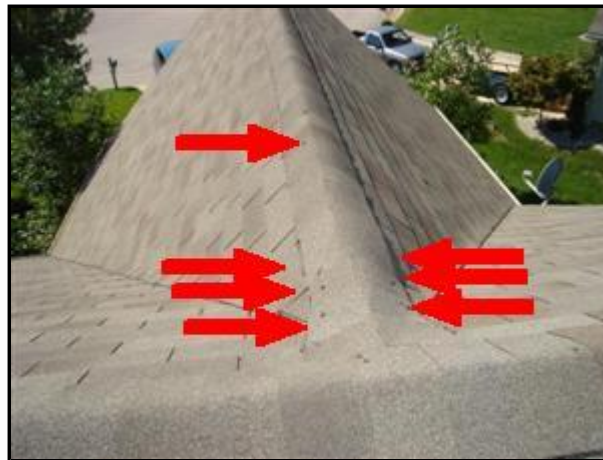
Plumbing vents:
PVC with rubber boot

Inspection Items

1.0 ROOF COVERINGS

Comments: Marginal

The ridge shingles at the back of the ridge over the garage have pulled loose from the nails. They need to be replaced.



1.0 Picture 1

1.1 FLASHINGS

Comments: Acceptable

1.2 ROOF DRAINAGE SYSTEMS

Comments: Acceptable

1.3 PLUMBING VENTS

Comments: Marginal

The rubber boot on the plumbing vent pipe at rear right area is cracked and deteriorated. Repairs by a qualified person are needed to prevent/eliminate leaking around the vent pipe. Caulking is often used as a temporary repair, but the right repair is to replace the boot.



1.3 Picture 1

The roof of the home was inspected and reported on with

2. Exterior

EXTERIOR: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Secondary readers may not and should not rely on the information contained in this report. B4U Close Home Inspections recommends

Styles & Materials

Siding Material:

Vinyl
Brick veneer

Exterior Entry Doors:

Wood & glass
Metal

Appurtenance:

Deck with steps
Patio

Driveway:

Concrete

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Marginal

The brick veneer is cracked over the garage door. The steel lintel (angle iron) may not be large enough to properly support the weight of the brick above it without sagging. Caulking the crack is the only feasible repair without removing the brickwork and replacing the steel lintel with a heavier lintel.



2.0 Picture 1

2.1 DOORS (Exterior)

Comments: Acceptable

2.2 WINDOWS

Comments: Acceptable

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Defective

The grippable hand rail / guard rail for the deck steps is missing. The current minimum acceptable safety standards call for a grippable handrail on all staircases with four or more steps. While these steps may have conformed to standards in place at the time of installation, the standards have been upgraded to reflect current generally accepted building practices. These steps may create a risk of personal injury. I recommend a safety upgrade by installing grippable handrails on all staircases with four or more steps.



2.3 Picture 1

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Marginal

Shrubs have grown to close to the house and are touching it. Generally accepted building practices recommend 3 inch clearance between shrubs/vegetation and the house to prevent damage to the siding. Recommend vegetation be trimmed to allow a 3" clearance between foliage and structure.



2.4 Picture 1

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Acceptable

The exterior of the home was inspected and reported on with

3. Garage

Garage: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Others may not and should not rely on the information contained in this report. B4U Close Home Inspections recommends



Styles & Materials

Garage Door Type:

One automatic

Auto-opener Manufacturer:

Brand name not noted.

Garage Door Material:

Metal

Garage Type:

One Car Attached

Inspection Items

3.0 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Acceptable

3.1 GARAGE FLOOR

Comments: Acceptable

Typical minor cracking noted.

3.2 GARAGE DOOR (S)

Comments: Acceptable

3.3 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Acceptable

3.4 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Acceptable

The garage door will reverse when met with resistance.

The garage was inspected and reported on with

4. Interiors

INTERIORS: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Secondary readers may not and should not rely on the information contained in this report. Smoke detectors, carbon monoxide detectors and fire extinguishers are



Styles & Materials

Ceiling Materials:

Sheetrock - taped floated & painted

Wall Material:

Sheetrock - taped floated & painted

Floor Covering(s):

Carpet

Interior Doors:
Hollow core wood
Countertop:
Laminate

Window Types:
Vinyl

Vinyl Flooring
Wood flooring
Cabinetry:
Composite wood

Inspection Items

4.0 CEILINGS

Comments: Acceptable

4.1 WALLS

Comments: Acceptable

4.2 FLOORS

Comments: Acceptable

4.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Acceptable

4.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Acceptable

4.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Acceptable

4.6 CLOSETS

Comments: Acceptable

The interior of the home was inspected and reported on with

5. Structural Components

STRUCTURAL: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Secondary readers may not and should not rely on the information contained in this report. B4U Close Home Inspections recommends that

Styles & Materials

Foundation:

Slab

Ceiling Structure:

Engineered wood trusses

Method used to observe attic:

I entered the attic

Floor Structure:

Concrete Slab

Roof Structure:

Engineered wood trusses

Attic info:

Pull Down stairs
in garage

Wall Structure:

Wood Frame Construction

Roof-Type:

Gable

Inspection Items

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Acceptable

5.1 WALLS (Structural)

Comments: Acceptable

5.2 CEILINGS (structural)

Comments: Acceptable

5.3 ROOF STRUCTURE AND ATTIC

Comments: Acceptable

The structure of the home was inspected and reported on with

6. Plumbing System

PLUMBING: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Secondary readers may not and should not rely on the information contained in this report.
 Underground pipes or pipes inside walls



Water Source:
Public Water Supply

Plumbing Water Distribution (inside home):
Copper

Water Heater Capacity:
50 Gallon (2-3 people)

Number of Water Heaters:
One

Styles & Materials

Main Water Supply Line:
Copper

Plumbing Waste:
PVC

Water Heater Manufacturer:
RHEEM

Water Pressure:
Adequate
Measured at outside faucet

Water Heater Power Source:
Gas (quick recovery)

Water Heater Age:
7 Years

Inspection Items

6.0 MAIN WATER SERVICE LINE

Comments: Acceptable

6.1 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Acceptable

6.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Acceptable

6.3 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Acceptable

6.4 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Acceptable

6.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Acceptable

6.6 MAIN FUEL SHUT OFF (Describe Location)

Comments: Acceptable

The main fuel shut off is at gas meter outside

The plumbing in the home was inspected and reported on with

7. Electrical System

ELECTRICAL: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Secondary readers may not and should not rely on the information contained in this report. B4U Close Home Inspections recommends



Styles & Materials

Electrical Service Conductors:
Below ground
Electric Panel Manufacturer:
CUTLER HAMMER

Panel capacity:
200 AMP
Branch wire 15 and 20 AMP:
Copper

Panel Type:
Circuit breakers
Wiring Methods:
Non-Metallic Sheathed Cable

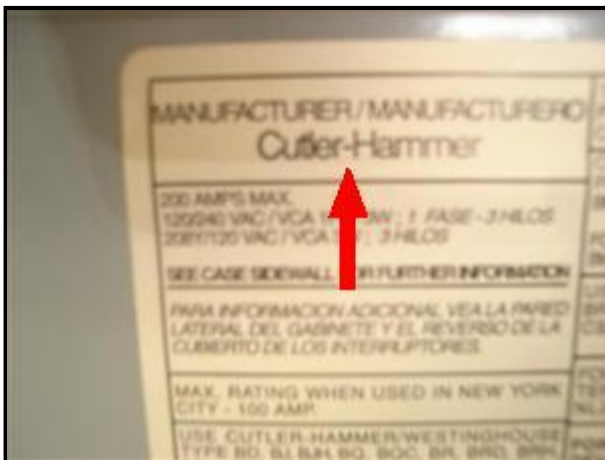
Inspection Items

7.0 SERVICE ENTRANCE CONDUCTORS

Comments: Not Inspected
Underground in sealed conduit. Unable to observe wires.

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Marginal
The problem(s) discovered in the panel such as the mismatched Square D brand breaker in a Cutler Hammer brand panel and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician correct as needed.



7.1 Picture 1



7.1 Picture 2

7.2 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the

dwelling's exterior walls)**Comments:** Defective

Cover plate was missing on the switch for the furnace in the attic. Junction/outlet/switch box(es) need covers to prevent sparks from escaping and starting fires. This is a fire hazard that needs repair. Cover plates can usually be purchased at the local hardware store for less than \$1.00. I recommend repair/replacement as needed.



7.2 Picture 1

7.3 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**Comments:** Acceptable**7.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)****Comments:** Acceptable**7.5 LOCATION OF MAIN AND DISTRIBUTION PANELS****Comments:** Acceptable

The main panel box is located at the garage.

7.6 SMOKE DETECTORS**Comments:** Not Inspected

The National Fire Protection Association recommends replacing smoke detectors every 10 years and carbon monoxide detectors every 5 years.

Replacement smoke detectors and carbon monoxide detectors should be installed in accordance with the manufacturer's instructions.

The smoke detector is NOT tested as part of the Home Inspection. The smoke detector should be tested by the home owner upon moving in and on a regular basis thereafter (see manufacturer's instructions for testing intervals) This is an important safety device. If it fails to operate, have it fixed or replace it. Hard wired smoke detectors should be repaired by an alarm qualified licensed electrician.

The electrical system of the home was inspected and reported on with

8. Heating / Central Air Conditioning

HVAC: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Secondary reader may not and should not rely on the information contained in this report. B4U Close Home Inspections recommends



Styles & Materials

Heat Type:
Natural Gas Furnace

Heat System Brand:
RHEEM

Filter Type:
Disposable

Cooling Equipment Type:
Central Air Conditioning

Central Air Age:
7 Years

Energy Source:
Natural gas

Heat System Age:
7 Years

Types of Fireplaces:
None

Cooling Equipment Energy Source:
Electricity

Number of Heat Systems (excluding wood):
One

Ductwork:
Metal Duct
Flexible Duct

Number of Woodstoves:
None

Central Air Manufacturer:
RHEEM

Inspection Items

8.0 HEATING EQUIPMENT

Comments: Acceptable

8.1 NORMAL OPERATING CONTROLS

Comments: Acceptable

8.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Marginal

The insulation on the air conditioning refrigerant line is damaged / deteriorated. It needs repair. Local hardware stores usually stock this insulation in six foot lengths costing about \$2.00.



8.2 Picture 1

8.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Acceptable

8.4 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

8.5 COOLING AND AIR HANDLER EQUIPMENT

Comments: Acceptable

8.6 NORMAL OPERATING CONTROLS

Comments: Acceptable

8.7 CONDENSATION REMOVAL

Comments: Acceptable

The heating and cooling system of this home was inspected and reported on with

9. Insulation and Ventilation

INSULATION & VENTILATION: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Secondary reader may not and should not rely on the information contained in this report. B4U Close Home Inspections recommends



Styles & Materials

Attic Insulation:

Blown

Dryer Power Source:

220 Electric

Ventilation:

Soffit Vents
Passive box vents

Dryer Vent:

PVC Rigid

Exhaust Fans:

Fan only

Inspection Items

9.0 INSULATION IN ATTIC

Comments: Acceptable

9.1 ATTIC GENERAL

Comments: Acceptable

9.2 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Acceptable

9.3 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Defective

The dryer vent piping needs cleaning. Excessive lint build up is a fire hazard. All vent pipes should be cleaned regularly, especially if they are longer than normal (10 feet or more) or vented vertically. I recommend cleaning as needed.



9.3 Picture 1

The insulation and ventilation of the home was inspected and reported on with

10. Built-In Kitchen Appliances

KITCHEN: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Secondary readers may not and should not rely on the information contained in this report. B4U Close Home Inspections recommends



Styles & Materials

Dishwasher Brand:
WHIRLPOOL

Disposer Brand:
Not Present
DISPOSALL

Exhaust/Range hood:
GENERAL ELECTRIC

Range/Oven:
GENERAL ELECTRIC

Built in Microwave:
GENERAL ELECTRIC

Trash Compactors:
Not Present

Refrigerator:
AMANA

Inspection Items

10.0 DISHWASHER

Comments: Acceptable

10.1 RANGES/OVENS/COOKTOPS

Comments: Defective

Anti-tip device not installed to keep the stove from tipping over when children climb on or weight is placed on the oven door. I recommend that one be installed for safety. They typically only cost a few dollars at a local hardware store. Otherwise, the stove operated acceptably. See warning label on oven door.

10.2 RANGE HOOD

Comments: Acceptable

10.3 TRASH COMPACTOR

Comments: Not Present

10.4 FOOD WASTE DISPOSER

Comments: Acceptable

10.5 MICROWAVE COOKING EQUIPMENT

Comments: Acceptable

10.6 REFRIGERATOR

Comments: Acceptable

The built-in appliances of the home were inspected and reported on with

11. Bathrooms

BATHROOMS: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Secondary readers may not and should not rely on the information contained in this report. B4U Close Home Inspections recommends



Styles & Materials

Bathtub:

Fiberglass
Hydrotherapy Massage Tub

Showers:

Fiberglass Surround - Glass Doors

Toilets:

Porcelain

Sinks:

Fiberglass

Inspection Items

11.0 TOILETS

Comments: Acceptable

11.1 SINKS

Comments: Acceptable

11.2 BATHTUBS

Comments: Marginal

The tub in the hall bath drains slowly. Functional flow of the drain is inadequate. I recommend that the drain be cleaned.

11.3 HYDROTHERAPY MASSAGE TUBS

Comments: Acceptable

The pump motor is Ground Fault Circuit Interrupter (GFCI) protected by the GFCI on the left rear wall of the closet behind the tub.

11.4 SHOWERS

Comments: Acceptable

The bathrooms of the home were inspected and reported on with

12. Radon Measurement Testing

RADON MEASUREMENT: This report is issued for the sole use and benefit of the client(s) listed on page 1 of this report. It is valid only at the time and date of this inspection. Property conditions change with time and use. Secondary readers of this inspection report should hire a qualified inspector to perform an inspection to meet their needs and to obtain CURRENT information concerning this property. Secondary readers may not and should not rely on the information contained in this report.



Inspection Items

- 12.0 Radon Measurement Report Attached**
Comments: Acceptable
See attachment "**Sample B4U Close Radon Report**".
- 12.1 Closed house conditions met prior to starting test**
Comments: Acceptable
- 12.2 Occupant briefed on requirements of test conditions**
Comments: Acceptable
Tenants were briefed on the requirements of the test.
- 12.3 Vents closed**
Comments: Not Present
- 12.4 Radalink Telemonitor location**
Comments: Acceptable
Monitor placed on rear wall of front right bedroom.
- 12.5 Is Heating and/or Air Conditioning system running**
Comments: Acceptable
Air Conditioning system is running.
- 12.6 Is a Mitigation System Present**
Comments: Not Present
- 12.7 Are there any observed violations of testing protocol**
Comments: Acceptable
I did not observe any violations of the testing protocol.
- 12.8 Pre-Test Weather Conditions**
Comments: Acceptable

Sunny at about 74 degrees.

The radon measurement test is conducted

13. Final Comments

FOR SAMPLE REPORT ONLY: The Final Comments (currently about four pages long) constitute valuable advice and guidance regarding your home, purchase and its maintenance. I have left the topic headings in place. The complete Final Comments section is provided to all home inspection clients in their complete report.

FINAL COMMENTS: Remember to conduct

UPON TAKING POSSESSION:
After taking possession of a new home, there are

REGULAR MAINTENANCE

EVERY MONTH :
.....

SPRING & FALL:
.....

ANNUALLY:
.....

Prevention Is The Best Approach

Although we've heard it many times, nothing could be truer

Enjoy your home!

Inspection Items

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2007 : Licensed To B4U Close Home Inspections & Radon Testing

General Summary



B4U Close Home Inspections & Radon Testing

104 Lawson Drive, Suite 103-400
Georgetown, KY 40324
502-570-4054 www.b4uclose.com

Customer

Amanda B. Reckundwith

Address

105 Your New Home Boulevard
Lexington KY 40508

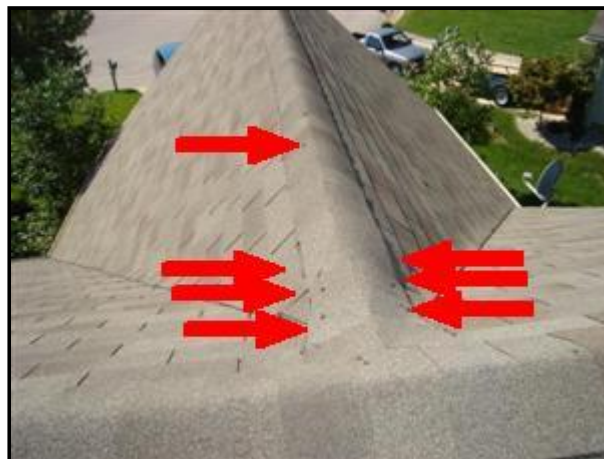
The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 ROOF COVERINGS

Marginal

The ridge shingles at the back of the ridge over the garage have pulled loose from the nails. They need to be replaced.



1.0 Picture 1

1.3 PLUMBING VENTS

Marginal

The rubber boot on the plumbing vent pipe at rear right area is cracked and deteriorated. Repairs by a

1. Roofing

qualified person are needed to prevent/eliminate leaking around the vent pipe. Caulking is often used as a temporary repair, but the right repair is to replace the boot.



1.3 Picture 1

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Marginal

The brick veneer is cracked over the garage door. The steel lintel (angle iron) may not be large enough to properly support the weight of the brick above it without sagging. Caulking the crack is the only feasible repair without removing the brickwork and replacing the steel lintel with a heavier lintel.



2.0 Picture 1

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Defective

The grippable hand rail / guard rail for the deck steps is missing. The current minimum acceptable safety standards call for a grippable handrail on all staircases with four or more steps. While these steps may have conformed to standards in place at the time of installation, the standards have been upgraded to reflect current generally accepted building practices. These steps may create a risk of personal injury. I recommend a safety upgrade by installing grippable handrails on all staircases with four or more steps.

2. Exterior



2.3 Picture 1

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Marginal

Shrubs have grown to close to the house and are touching it. Generally accepted building practices recommend 3 inch clearance between shrubs/vegetation and the house to prevent damage to the siding. Recommend vegetation be trimmed to allow a 3" clearance between foliage and structure.



2.4 Picture 1

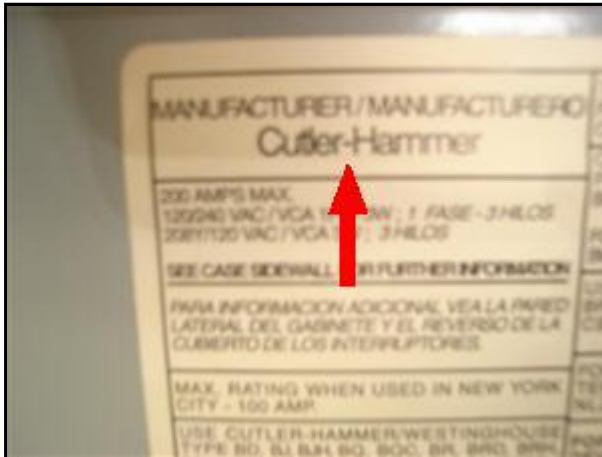
7. Electrical System

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Marginal

The problem(s) discovered in the panel such as the mismatched Square D brand breaker in a Cutler Hammer brand panel and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician correct as needed.

7. Electrical System



7.1 Picture 1



7.1 Picture 2

7.2 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Defective

Cover plate was missing on the switch for the furnace in the attic. Junction/outlet/switch box(es) need covers to prevent sparks from escaping and starting fires. This is a fire hazard that needs repair. Cover plates can usually be purchased at the local hardware store for less than \$1.00. I recommend repair/replacement as needed.



7.2 Picture 1

8. Heating / Central Air Conditioning

8.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Marginal

The insulation on the air conditioning refrigerant line is damaged / deteriorated. It needs repair. Local hardware stores usually stock this insulation in six foot lengths costing about \$2.00.

8. Heating / Central Air Conditioning



8.2 Picture 1

9. Insulation and Ventilation

9.3 VENTING SYSTEMS (Kitchens, baths and laundry)

Defective

The dryer vent piping needs cleaning. Excessive lint build up is a fire hazard. All vent pipes should be cleaned regularly, especially if they are longer than normal (10 feet or more) or vented vertically. I recommend cleaning as needed.



9.3 Picture 1

10. Built-In Kitchen Appliances

10.1 RANGES/OVENS/COOKTOPS

Defective

Anti-tip device not installed to keep the stove from tipping over when children climb on or weight is placed on the oven door. I recommend that one be installed for safety. They typically only cost a few dollars at a local hardware store. Otherwise, the stove operated acceptably. See warning label on oven door.

11. Bathrooms

11. Bathrooms

11.2 BATHTUBS

Marginal

The tub in the hall bath drains slowly. Functional flow of the drain is inadequate. I recommend that the drain be cleaned.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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